

Maple Heights Conservation District Design Guidelines



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CREDITS

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Members of Bloomington City Council, 2019

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FOREWORD

Citizens, developers, workers, and homeowners are interested in living and working in neighborhoods that are distinctive. There is abundant evidence that people are more likely to buy houses in distinctive neighborhoods, more likely to establish new businesses in distinctive neighborhoods, and more likely to work together with their neighbors on community projects in distinctive neighborhoods as well. Distinctiveness is an important amenity, and people are willing to contribute to the economic development of a distinctive city or neighborhood.

One of the things that makes a neighborhood distinctive is its history. The most obvious evidence of a neighborhood's history is the kinds of buildings and structures it contains. The objective of this set of conservation guidelines is to preserve the distinctiveness of the Maple Heights neighborhood by conserving the architectural evidence of its history and to maintain its affordability. These guidelines regulate the demolition of properties, delineate design guidelines for new construction, and address the movement of houses into and out of the district. They do not cover modifications to existing houses and other structures unless they are to be moved or demolished.

These design guidelines are intended to assist property owners in making informed decisions about their historic homes and properties. The underlying goal is to preserve the elements of the district that create its unique character but also to acknowledge the advantages of reuse, renovation, and repair.

In creating this book of design guidelines, the Committee consulted guidelines used by other neighborhoods in Bloomington, especially Prospect Hill, as well as neighborhoods and communities in other states.

SCOPE OF DESIGN GUIDELINES

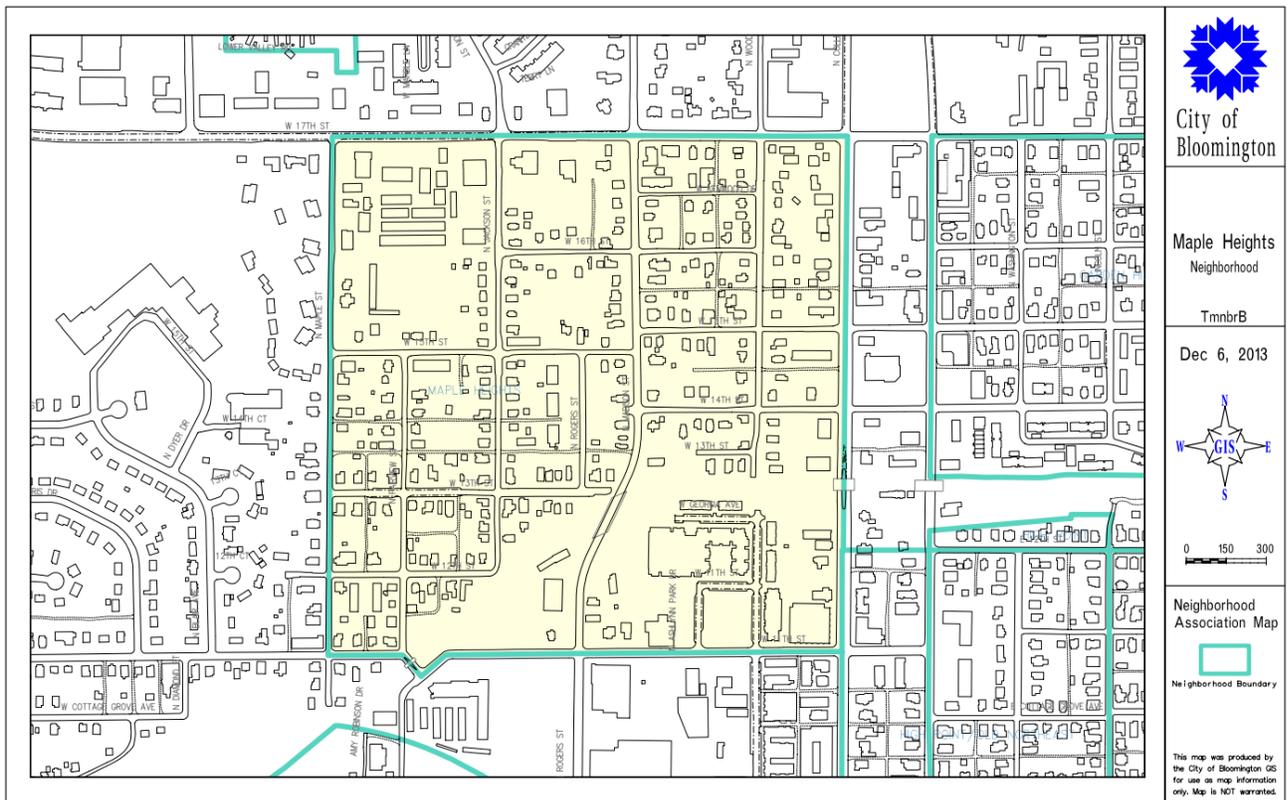
The Maple Heights Conservation District roughly covers the area bounded on the south by West 11th Street, on the north by West 15th Street, on the west by North Maple Street, and on the east by Jackson and Rogers Streets. The district boundaries were drawn to include the houses deemed of greatest architectural and historic significance. See the attached map for the exact boundaries. This area is currently zoned residential core.

LIST OF MAPS

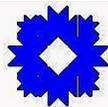
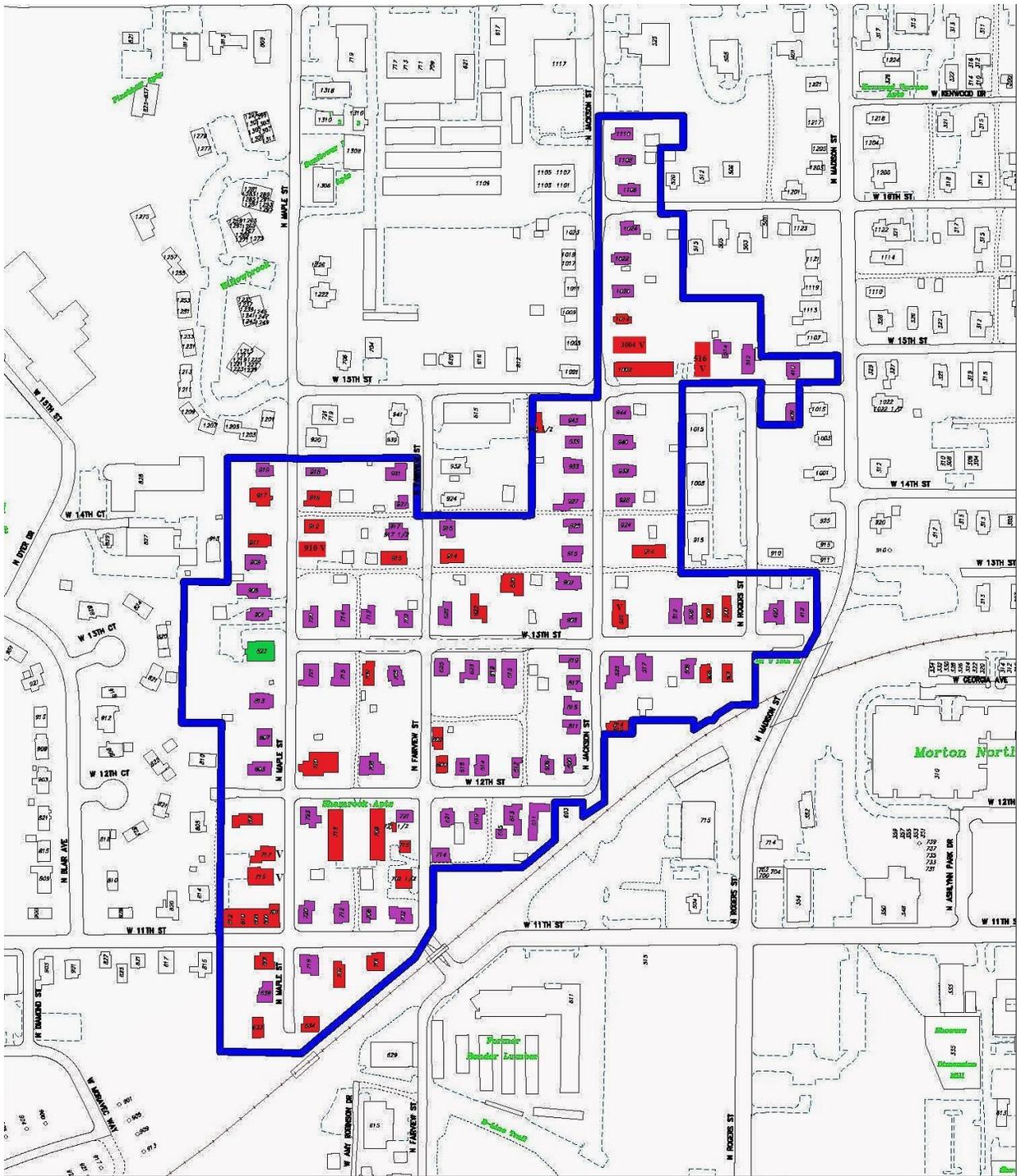
Figure 1: Maple Heights Neighborhood Boundaries

Figure 2: Maple Heights Conservation District Boundaries

Figure 3: Maple Heights Zoning Map



Maple Heights Neighborhood Boundaries



Maple Heights Proposed Conservation District

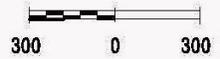
For use as map information only, information is NOT warranted.

- V - Vacant
- - Non Contributing
- - Contributing
- - Notable

May 31, 2018

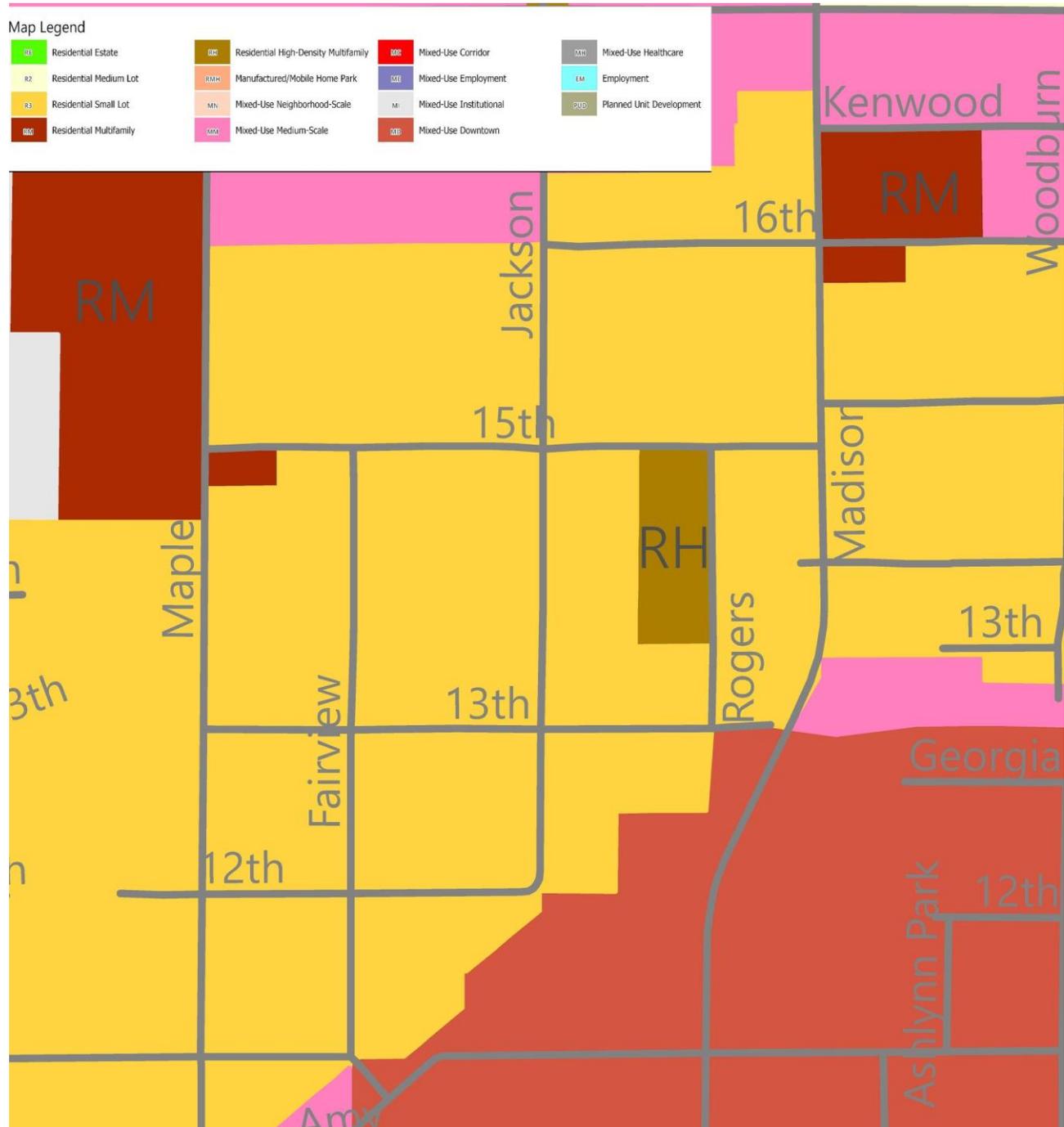


Scale: 1" = 300'



Maple Heights Conservation District Boundaries

Existing Zoning



Bloomington Zoning map of the Maple Heights neighborhood.

HISTORY AND SIGNIFICANCE

Just a half mile north of the Showers Brothers Furniture Factory complex in downtown Bloomington, Maple Heights developed out of a need for worker housing near downtown factories during the late 19th and early 20th centuries. However, the story of the neighborhood goes back further to the Blair family, which in 1825 settled the land where the neighborhood is located. Prominent Covenanters in the Bloomington community, the Blair family farmed the land and through the years also played important roles in the Underground Railroad, Indiana University, and local government and development.

As the family sold off portions of the farm beginning in the late 1800s, developers subdivided the land to create plots for prospective homeowners. With the exception of the Blair farmhouse (the house now known as the “Blair House”), which was built around 1860, construction dates of houses within the Maple Heights Neighborhood closely follow the creation of the platted additions, with the earliest of the houses being constructed between 1895 and 1915.

The construction and styles of houses built in Maple Heights are representative of the need for worker housing near the downtown area. As factories and businesses such as the Showers Brothers Furniture Factory and the Nurre Glass Works grew and prospered with the expansion of the rail industry, companies began employing more factory workers throughout the city. This led to an increased need for small, affordable houses located near a worker’s place of business. Maple Heights became an ideal location for families to live affordably while still remaining close to most of the major factories into at least the 1930s.

FUNDAMENTAL CONCEPTS

The purpose of new construction guidelines is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the Maple Heights Neighborhood Conservation District area and brings harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions that may be appropriate. While guidelines can create an acceptable framework, they cannot ensure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

- The Maple Heights Neighborhood is an historic area unique to Bloomington and represents a specific period in the development of the City.
- Attempts to design new construction modeled after other historic communities, such as Georgetown, Savannah, Williamsburg, or New Harmony, are not appropriate.
- New construction should reflect the design trends and concepts of the period in which it is

created. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. The architectural design of any period reflects the technology, construction methods, and materials available at the time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional design characteristics of an area will dilute the quality of the existing structures and will threaten the integrity of the district.

- Newly designed buildings should not detract from the character of the historic area. Form, scale, mass, and texture are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.
- New construction should clearly indicate, through its design and construction, the period of its integration within the district.
- Universal access to all persons is encouraged in new construction.

TRADITIONAL HOUSE FORMS

The area included in the Maple Heights Conservation District displays housing forms and styles that were commonly constructed from the 1890s through the 1930s. These forms are not unique to Maple Heights, but illustrative of early working-class residential neighborhoods in Bloomington generally. It is the architectural fabric created by these many small houses which make this neighborhood distinctive and which we seek to protect through the guidelines.

The dominant styles of houses in the neighborhood are gabled-ell cottages and pyramid roof houses. However, there are examples of Shotgun Houses, Double-Pen Houses, I-Houses, Dormer-Front Bungalows, and California Bungalows. Many of these early twentieth century structures are intact and maintain their historic integrity.

Sample Styles of Houses Found in the District

- Gabled-ell – common between 1890 and 1910.
- Pyramid Roof Cottage – common between 1900 and 1930
- California Bungalow – common between 1910 and 1939.
- Dormer Front Bungalow – common between 1905 and 1930.
- Shotgun – common between the mid-1800's and 1930.
- Double Pen- common in the 19th century
- I-House – common between the mid to late 19th century

Gabled-ell

The gabled-ell form has a cross-gabled plan with a front porch stretched across the intersecting gables. The house is usually placed with the long side of the house parallel to the street. The entrance is double sided with doors on each of the wings facing one another. The houses convey a horizontal plane much like a ranch. Sometimes the house is located on an alley with the long side appearing perpendicular to the street.



?



? 819 N. Jackson Street – Contributing
? Architectural Style: Gable Ell (c.1900)



?

? 600 W. 12th Street – Contributing
? Architectural Style: Gable Ell (c. 1930)

Pyramidal Cottage

A variant of the gabled-ell, the pyramidal cottage is common throughout Maple Heights. Although the plan of the house is similar to the gabled-ell, the entire structure is covered by a hipped or pyramidal roof, so the massing and height are different. A Pyramidal roof house is generally taller and appears more massive than the gabled-ell, even when the lot coverage is similar. This form retains the facing front doors and the front porch, although sometimes the porch is recessed or cut-in beneath the principal roof.



?

Blair family house constructed by James N. Blair – 721 W. 13th Street – Contributing



?

Blair family house constructed by James N. Blair – 715 W. 13th Street – Contributing
Architectural Style: Pyramid Roof Cottage (c. 1915)

Bungalow

The bungalow form is also a single story but can have living space on the second floor with dormer windows providing light. The front porches are large and comfortable and stretch entirely across the front façade. They can be covered by a gable or a hipped roof. The roof shapes are simple and the houses are small and compact in scale compared with pyramidal cottages.



(Left) Blair family house constructed by James N. Blair – 813 N. Maple Street – Contributing
☐ (c.1927) (Right). 621 W. 12th Street – Contributing (c. 1930)



?

938 N. Jackson – Contributing
Architectural Style: Dormer Front Bungalow (c. 1930)

Shotgun

The Shotgun house is visibly narrower than any other form. It is a single room wide and two to three rooms deep. The gables always face the street and the small shed roof porch stretches across the narrow front façade. Shotguns are always the smallest width in plan and have minimal mass. These minimal habitations were brought up from the south and often were called railroad houses.

?

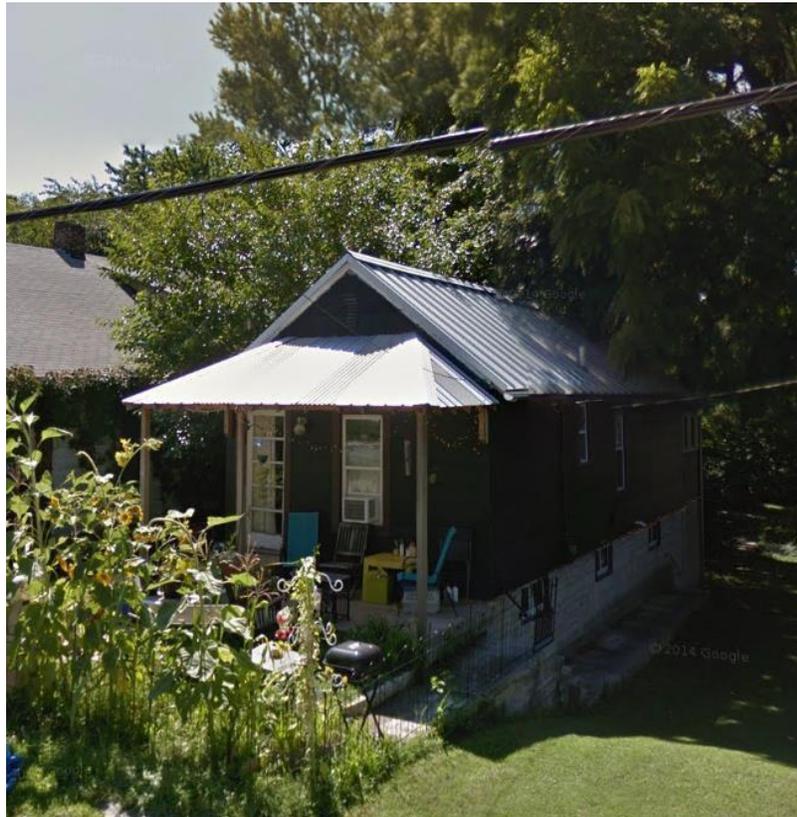


?



?

? 612 W. 12th Street – Contributing



? 619 W. 13th Street – Contributing

?

Double-Pen

Double-pens are another early vernacular form that first appeared in rural areas. The house is side gabled and symmetrical from the front elevation. The front porch covers paired front doors.



625 W. 13th Street -- Contributing

I-House

I-houses generally feature gables to the side and are at least two rooms in length, one room deep, and two full stories in height. They also often have a rear wing or ell for a kitchen or additional space. The facade of an I-house tends to be symmetrical, and they were constructed in a variety of materials, including logs, wood frame, brick or stone.

The Blair House, built by John Blair around 1860, is the only I-House in Maple Heights.



❏ Blair House – 823 N. Maple Street – Contributing.
❏ Architectural style: I-House (c. 1900)

GUIDELINES FOR NEW CONSTRUCTION

The purpose of these Guidelines is to present flexible approaches to appropriate design in the Maple Heights conservation area. The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

PRIMARY STRUCTURE GUIDELINES

The following guidelines relate to the construction of any new primary building. They are enforceable by the BHPC and are subject to its “ Review and Approval” by application for a certificate of appropriateness. These guidelines are less comprehensive and less restrictive than for a Historic District.

Definition: The predominant structure on any lot or parcel. For residential parcels or lots, this is the primary dwelling.

SUBJECT TO REVIEW AND APPROVAL:

- All construction of primary buildings is subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).
- Buildings less than 80 square feet need no approval.

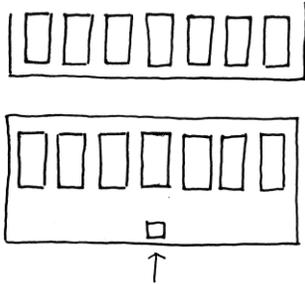
CONTEXT

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is. “Contributing” properties are important to the density and continuity of the historic neighborhood but are not individually outstanding or notable. You can find out more on the City’s webpage: <https://bloomington.in.gov/historic-bloomington/info>

Every site will possess a unique context. This will include the “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

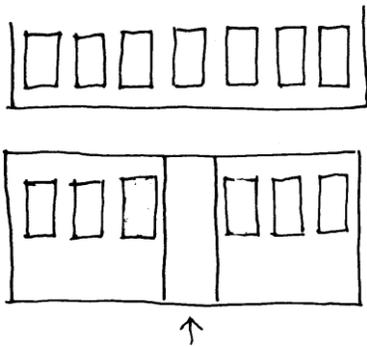
Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. DEVELOPED SITE. This is usually a site upon which there already exists a historic primary structure. New construction usually involves the construction of an accessory building such as a garage.



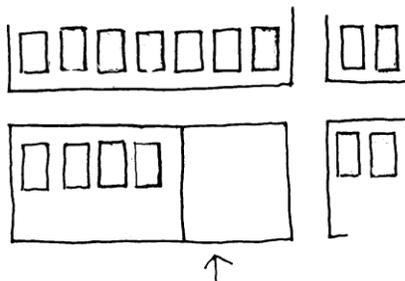
Context. New construction must use the existing historic building as its most important, perhaps only, context.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.



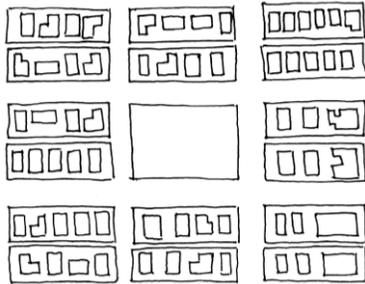
Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. LARGE SITE. This is usually a combination of several vacant lots, often the result of previous demolition.



Context. Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. REDEVELOPMENT SITE. This site may consist of four or more contiguous vacant lots. Often there is much vacant land surrounding the site.



Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

SIDING MATERIALS

Definition: The visual, structural, and performance characteristics of the materials utilized to clad a building exterior.

RECOMMENDED

1. When fiber cement board siding is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
2. Brick, limestone, clapboard, cement board, wood, wood shingles/shakes used decoratively.

NOT RECOMMENDED

1. Asphalt shingles for walls, vinyl,

When hardboard or concrete board siding is used to simulate wood

used to

Typical Siding Yes!



Simulated grain NO!



Recommended



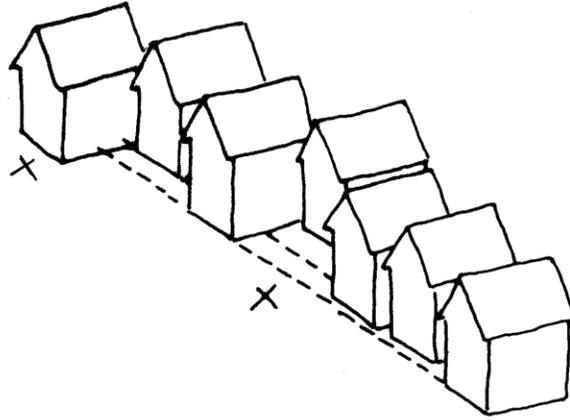
Not Recommended

SETBACK

Definition: The distance a building is set back from a street, alley or property line.

RECOMMENDED

1. A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed. On corner sites, the setbacks from both streets must conform to the context
2. Existing structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

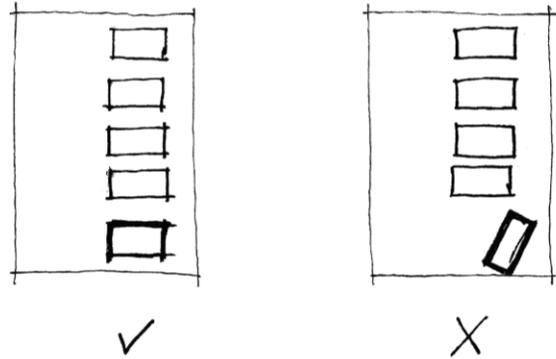


ORIENTATION

Definition: The direction that a building faces.

RECOMMENDED

1. New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)



NOT RECOMMENDED:

1. New buildings at angles to the street that are not characteristic within the building or neighborhood context.
2. Buildings or building groupings that turn away from the street and give the appearance that the street facade is not the front facade.



Not Recommended: The building on the left is not oriented towards the street.

BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED:

1. The front entry should face the street. The entry should face the street of its designated legal address. New buildings should reflect a similar sense of entry to that expressed by surrounding historic buildings.

2. Not all of the early 20th century houses in Maple Heights had porches however, the majority of them did. Incorporating front porch elements in the design of new houses is encouraged.
3. Accessibility for all new buildings is encouraged (see “Accessibility” guidelines for New Construction).

NOT RECOMMENDED:

1. Entrances that are hidden, obscured, ambiguous, or missing from the street facing side.
2. Designing approaches to buildings that are uncharacteristic within the area.
3. Creating a primary entrance to a commercial/public building that is not accessible for persons with disabilities.



Not Recommended: The entryway is not located on the street-facing facade.

PORCHES

Definition: A raised, usually unenclosed platform attached to one or more sides of a building and used primarily as a sitting area, outdoor living space, or covered access to a doorway.

Many houses in the Maple Heights Conservation District have a prominent front porch. Some porches wrap around one side of the house.

RECOMMENDED:

1. Inclusion of a front porch is recommended.

2. Porch height - see notes regarding ornamentation
3. Lattice or visual barrier below porch - see notes about avoiding gap under porch -
4. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
5. Columns and posts should be an appropriate type for the style of house. For example, thicker square tapered columns are typical on Craftsman-style houses.

NOT RECOMMENDED:

1. Porch elements that use more than one architectural style.
2. Porch elements that differ from the architectural style of the primary structure.
3. Ornamental metal porch columns and railings.
4. Enclosed front porches.
5. Replacing original stone steps.

SPACING

Definition: The distance between contiguous buildings along a block face.

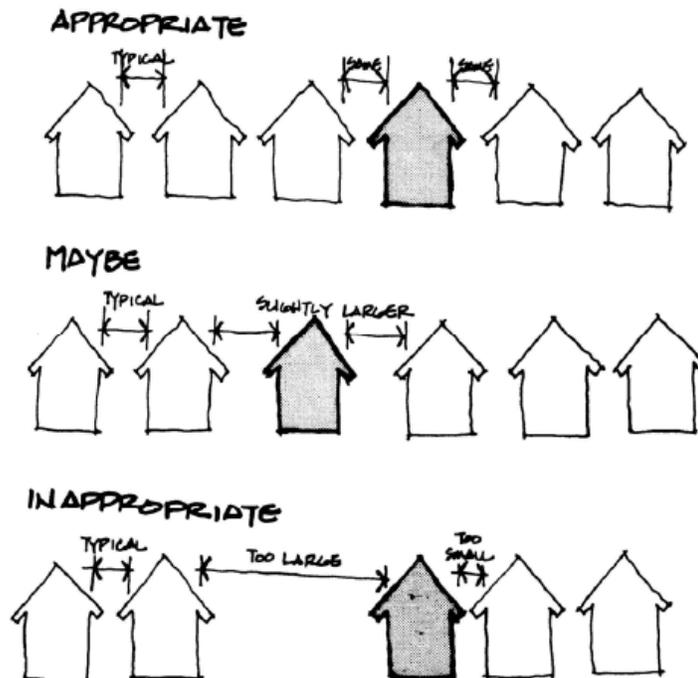
RECOMMENDED

1. New construction that reflects and reinforces the spacing found in its block. It should maintain the perceived regularity or lack of regularity of spacing on the block.

NOT RECOMMENDED:

1. The creation of large open spaces where none existed historically. Such spacing is

uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.



BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

Note 1: In areas governed by this plan, building heights should be determined using these guidelines. A zoning variance may be required to accommodate an appropriate height.

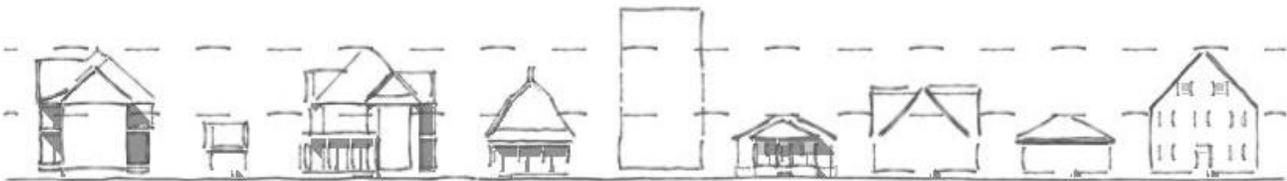
Note 2: Consideration may be given to historic structures that previously occupied the site.

Note 3: Varied building heights may be appropriate depending upon the context of a particular area or zone.

1. New construction at the end of a block should take into account building heights on adjacent blocks.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
4. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
5. Foundation and floor line heights should be consistent with contiguous properties.

NOT RECOMMENDED:

1. Any building height that appears either diminutive or overscale in relation to its context.



BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between them.

RECOMMENDED

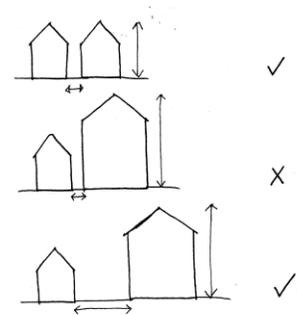
1. A new house of the same height as existing houses may be as close to them as they are to



each other.

2. A new house which is taller than the house next to it must be set back further from the side

property line than existing houses



BUILDING OUTLINE

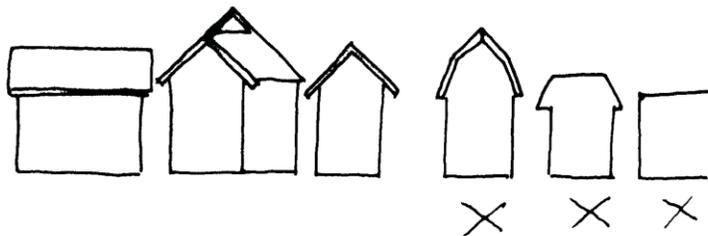
Definition: The silhouette of a building as seen from the street.

RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED:

1. Roof shapes that create uncharacteristic shapes, slopes and patterns.

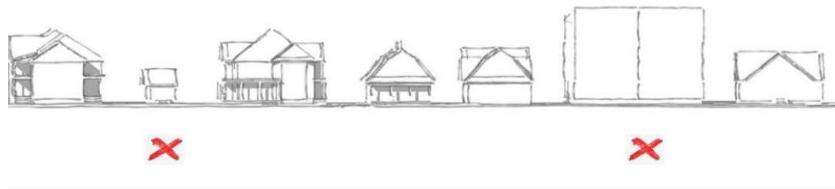


MASS

Definition: The three-dimensional outline of a building. Including the perception of the general shape and form as well as size of a building. See the architectural description of traditional forms provided in the introduction for guidance.

RECOMMENDED

1. The perceived total mass and site coverage of a new building should be consistent with surrounding buildings.
2. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.



The inappropriate examples of mass for new construction break the rhythm of the street and look out of place with their historic counterparts.

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the living space.

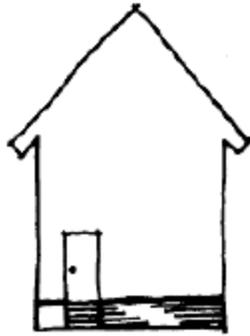
RECOMMENDED

1. New construction first-floor elevation and foundation height should be consistent with contiguous buildings.

NOT RECOMMENDED:

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs that appear to hug the ground if surrounding buildings are raised on high foundations.

APPROPRIATE



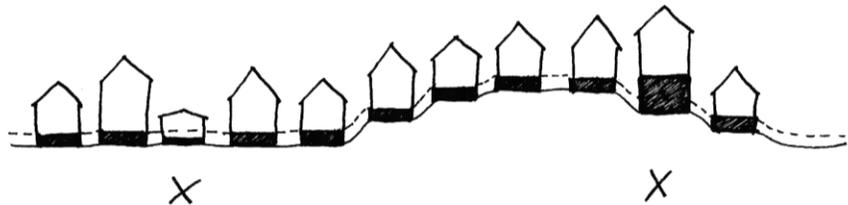
INAPPROPRIATE



DOOR AT
GRADE



DOOR TOO FAR
ABOVE AND
BELOW GRADE



FENESTRATION

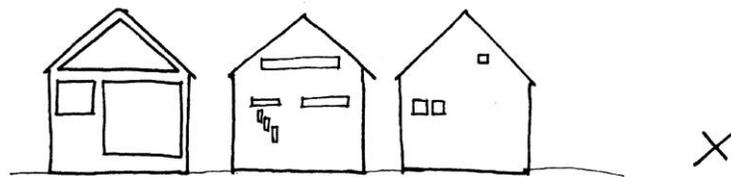
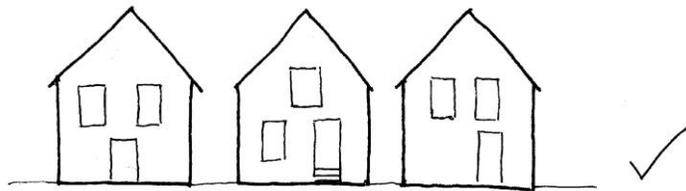
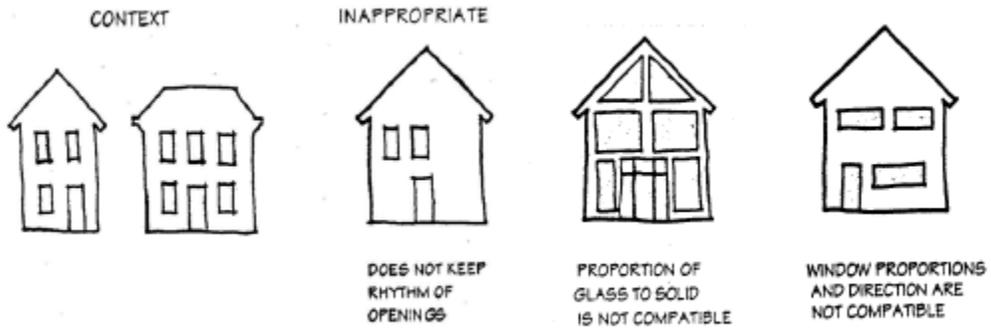
Definition: The arrangement, proportioning, and design of windows, doors, and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

NOT RECOMMENDED:

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window sash configurations that conflict with those on surrounding buildings.



ACCESSIBILITY:

The City of Bloomington recognizes the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons.

When designing new structures, the below listed guidelines should be considered.

RECOMMENDED:

1. Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:

- be integrated into the architectural design and expression of the building,
- reflect the same attention to detail and finish as the rest of the building, and
- be constructed of the same quality of materials as the rest of the building.

2. Innovative design is encouraged as a way to achieve accessibility in new construction. Accessibility may be a challenge when it conflicts with established, traditional design principles. An example is a street where all the historic houses and porches are many steps above ground level. However, new construction allows the ability to design from scratch using innovative methods to achieve visual compatibility with the surroundings and also provide practical, first-class accessibility.

NOT RECOMMENDED:

Site development and building design for accessibility should not result in the appearance that accessibility is simply “accommodated” rather than consciously designed in an integrated manner. Such elements should not appear to be “after-thoughts.” To accomplish this, the following should be avoided:

- materials that are a poorer quality than those used elsewhere in the building,
- design that visually conflicts with the site and the building,
- accessible paths and entrances that are awkward, not readily useable or add excessive travel time to use.

SUSTAINABILITY:

Good preservation practice is often synonymous with sustainability. There are numerous treatments--traditional as well as new technological innovations--that may be used to upgrade a historic building to help it operate even more efficiently.

When designing new structures, the below listed guidelines should be considered.

RECOMMENDED:

- Locate solar panels on the house roof at the same pitch as the existing roof. Position close to the roof surface and as inconspicuous as possible. Alternatively, place solar panels in the backyard or on the garage roof. Creative use and placement of alternative energy sources is encouraged.
- ACCEPTABLE: Install at elevations not significantly above the roof surface. Install as inconspicuous as possible while still functional.

ACCESSORY STRUCTURE GUIDELINES

Definition: An accessory structure is any structure occupying the lot that is secondary to the principal building on the lot.

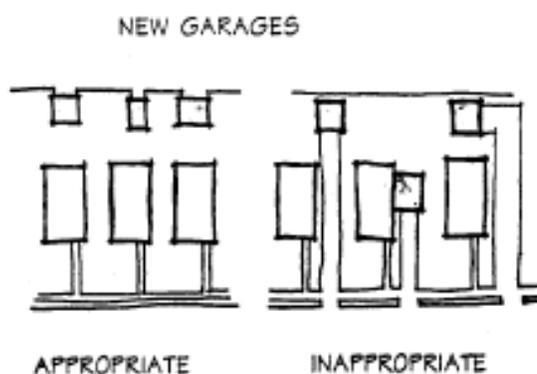
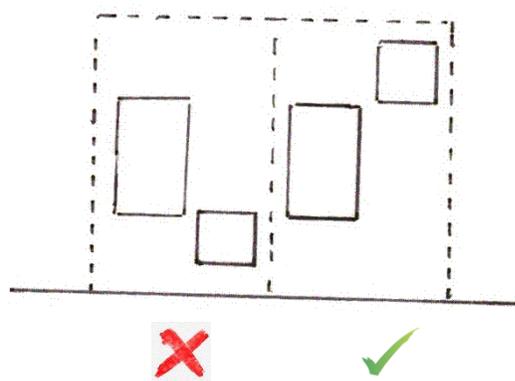
When designing a new accessory building such as a garage or storage building, the context to which the designer must relate is usually defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to accessory buildings and are particularly important when undertaking such a project.

SUBJECT TO REVIEW AND APPROVAL:

- All construction of accessory buildings with an area **greater than 80 square feet** are subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).
- Buildings less than 80 square feet need no approval.

RECOMMENDED:

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
3. The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.



OTHER ISSUES

UTILITIES & EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

RECOMMENDED

1. Mechanical equipment, such as permanent air conditioning equipment and meters should be placed in locations that have the least impact on the character of the structure and site and the neighboring buildings.

PARKING

Definition: Locations for overnight storage of vehicles

RECOMMENDED

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

GUIDELINES FOR MOVING BUILDINGS

Existing historic buildings in the Maple Heights Conservation Area should not be moved to other locations in the district. The moving of a historic structure should only be done as a last resort to save a building. It may be considered when its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance, its location, and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

SUBJECT TO REVIEW AND APPROVAL:

- Moving any building within the Conservation District
- Moving any building into or out of the Conservation District

RECOMMENDED

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.
2. Small non-contributing storage buildings (under 200 square feet) in backyards may be moved without review. Contributing accessory buildings require review according to guidelines for compatible new construction.

GUIDELINES FOR DEMOLITION

A certificate of appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Maple Heights Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

DEFINITION:

Demolition shall be defined as the complete or substantial removal of any historic structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 "Historic Preservation and Protection."

SUBJECT TO REVIEW AND APPROVAL:

- Demolition of primary structures within the boundaries of the conservation district
- Demolition of contributing accessory buildings

GUIDELINES FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

PROCEDURES FOR REVISING THE CONSERVATION DISTRICT DESIGN GUIDELINES

It may become necessary to revise sections of the Maple Heights Conservation District guidelines within the context of the state enabling legislation. In this event:

1. The Maple Heights Neighborhood Association (MHNA) will draft a change.
2. The change will be advertised through the MHNA's traditional information methods: email, our website, and newsletters.
3. After advertisement, the change will go to the Bloomington Historic Preservation meeting for a public hearing and approval.

For more information and assistance call the City's historic preservation program manager at **812-349-3507**.

A Certificate of Appropriateness application form is available to download at <https://bloomington.in.gov/neighborhoods/preservation/certificate-of-appropriateness>